



City Center and Range Line Road

CARMEL CONTINUES MIXED-USE REDEVELOPMENT

Why: When a city develops space that is a combination of residential, commercial, entertainment and cultural amenities, it becomes a place that attracts and retains talent and businesses. The City of Carmel is building a strong tax base for the future by developing projects that will bring in nearly 20 times the assessed value per acre than traditional strip malls or office buildings in a sea of parking. Land assembly has been the catalyst for some of Carmel's most important redevelopment projects, including City Center, Midtown, Proscenium, Sophia Square, and dozens of other projects. Each targeted parcel acquisition is part of a multi-decade, comprehensive city planning and redevelopment strategy that only the City can implement for the good of its citizens.

How: Carmel uses a combination of financing plans to fund its redevelopment projects. In early March, the Carmel City Council approved a \$60 million lease-rental bond for road projects that include intersection improvements mainly in the Home Place area. For a complete list of projects, see page seven.

Recently, the Council also approved a \$38 million bond for the expansion of the Carmel Police Department headquarters to include Carmel City Court. This bond also includes redevelopment and economic development projects around the City and will be paid using local income tax distributions.

At the time this newsletter went to print, the Council had yet to approve a \$25 million Tax Increment Finance (TIF) Bond to facilitate targeted redevelopment projects and investment in beautiful new buildings that will continue the momentum and growth in the City's central core.

RANGE LINE ROAD PROJECT

The City announced plans to begin the next phase of transforming Range Line Road from a five-lane roadway - between City Center Drive and Elm Street - into a beautiful, tree-lined boulevard. This Midtown portion of Range Line Road will provide a continued boulevard treatment featuring elements found further south, such as pedestrian-friendly crosswalks, bike-lanes and landscaped medians. It will also have a new roundabout at Walnut Street (6th Street SE), which will eventually continue west, creating an east-west connection from Range Line to Monon Boulevard and eventually 3rd Avenue SW. A full closure at Walnut Street and Range Line Road is expected at the beginning of April but will be open and substantially complete in time for the CarmelFest parade on July 4.

YEAR-END BUDGET BALANCE TOPPED \$70 MILLION FOR 2020

For the fiscal year ending December 31, 2020, the City had more than \$70 million in its fund balances, \$56.8 million of which were unencumbered funds, or unspent budget dollars, a sign of fiscal strength. The General Fund balance closed the year with \$11.1 million, an increase of \$200,000 over the prior year. The Rainy Day Fund balance remained unchanged at \$11.2 million.



Peace Water Winery in the Carmel Arts & Design District



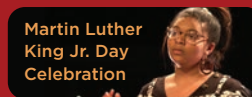
MAYOR'S
COLUMN
PAGE 2



CARMEL'S
GREEN
INITIATIVES
PAGE 5



SEE
STORY
ON
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SEE
STORY
ON
PAGE 6



I want to start by saying thank you to all who followed our advice, dating back to a year ago, to be smart and wear a mask, stay home if you feel sick and to respect the “physical distancing” recommendations that were put forth nationally and statewide in an effort to slow the spread of the COVID-19 pandemic. I feel those measures that we undertook, long before they were a matter of state mandate, helped us exceed the safety benchmarks used to determine an endpoint for this global pandemic.

We are not out of the woods yet. But we are better off, as a community, than many others across the globe because we were early adopters of common sense measures that helped slow the spread of this deadly virus. Throughout the pandemic, we encouraged the community to support our small businesses and partnered with local restaurants to Feed the Frontlines. Our numbers in Carmel are very promising and we are very hopeful that we can return to a sense of normalcy by this summer.

Meanwhile, I want you to know that despite the closure of City Hall, we have not stopped working for you, the taxpayers, to make sure that we continue to make progress on developing a city for the future.

We ended 2020 on a very positive note. For the fiscal year ending December 31, 2020, the City of Carmel had more than \$70 million in its fund balances. I hope you see this as a sign

that every decision we make regarding budgets and spending is made out of respect for the annual tax bill that we all must pay. Keep in mind that when it comes to property taxes, Carmel residents pay lower taxes than the majority of Hoosiers across the state.

Meanwhile, we continue to plan for the future. We have always focused our planning looking forward at least 20 years to ensure a positive return on investment for your tax dollars to benefit our children and grandchildren for many generations to come.

Let me also discuss public input and transparency.

We are in the process of creating a new comprehensive plan, with public input sessions, that will help determine the future of Carmel's growth. We have launched a new Carmel Police Department “Dashboard of Traffic Stops” to allow more transparency regarding how our officers interact with the public on a daily basis and we are working with Community Data Platforms on a new study to show how effective our redevelopment efforts have been in attracting the kind of private investment that helps keep our local tax bills low.

As we move into spring and the warm months of summer, I want to let you know that we will continue to improve our local streets for residents, commuters, travelers and those who are walking and biking. All these projects and more help make Carmel one of the best places anywhere to enjoy life and relocate or establish a new business. Thank you for your perseverance and dedication as we work to keep our residents, businesses and visitors safe and thriving as we reemerge from COVID-19.

Jim Brainard

Mayor Jim Brainard can be reached by calling 317-571-2401 or by email at jbrainard@carmel.in.gov

COMPREHENSIVE PLAN UPDATE

The City of Carmel's Department of Community Services is launching an update of the comprehensive plan for the City's growth that will guide city planners and decision makers for the next decade or longer. The City has engaged the team of Greenstreet and YARD & Company to assist City planning staff and leadership in updating the comprehensive plan around best practices in growth management, land use, transportation and the environment.

To view the four-part interactive virtual series visit www.carmeldocs.com for links to the Comprehensive Plan and YouTube videos.

The comprehensive plan update will ultimately be reviewed by the Carmel Plan Commission as well as the Carmel City Council.

CARMEL CITY COUNCIL

The Carmel City Council is comprised of nine members elected to four-year terms; three at-large and six elected from six districts.

The City Council constitutes the legislative body of the city. It has power over city budget and passes city ordinances and resolutions. Mail may be sent to City Council Members at: One Civic Square, Carmel, IN 46032



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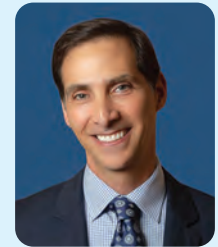
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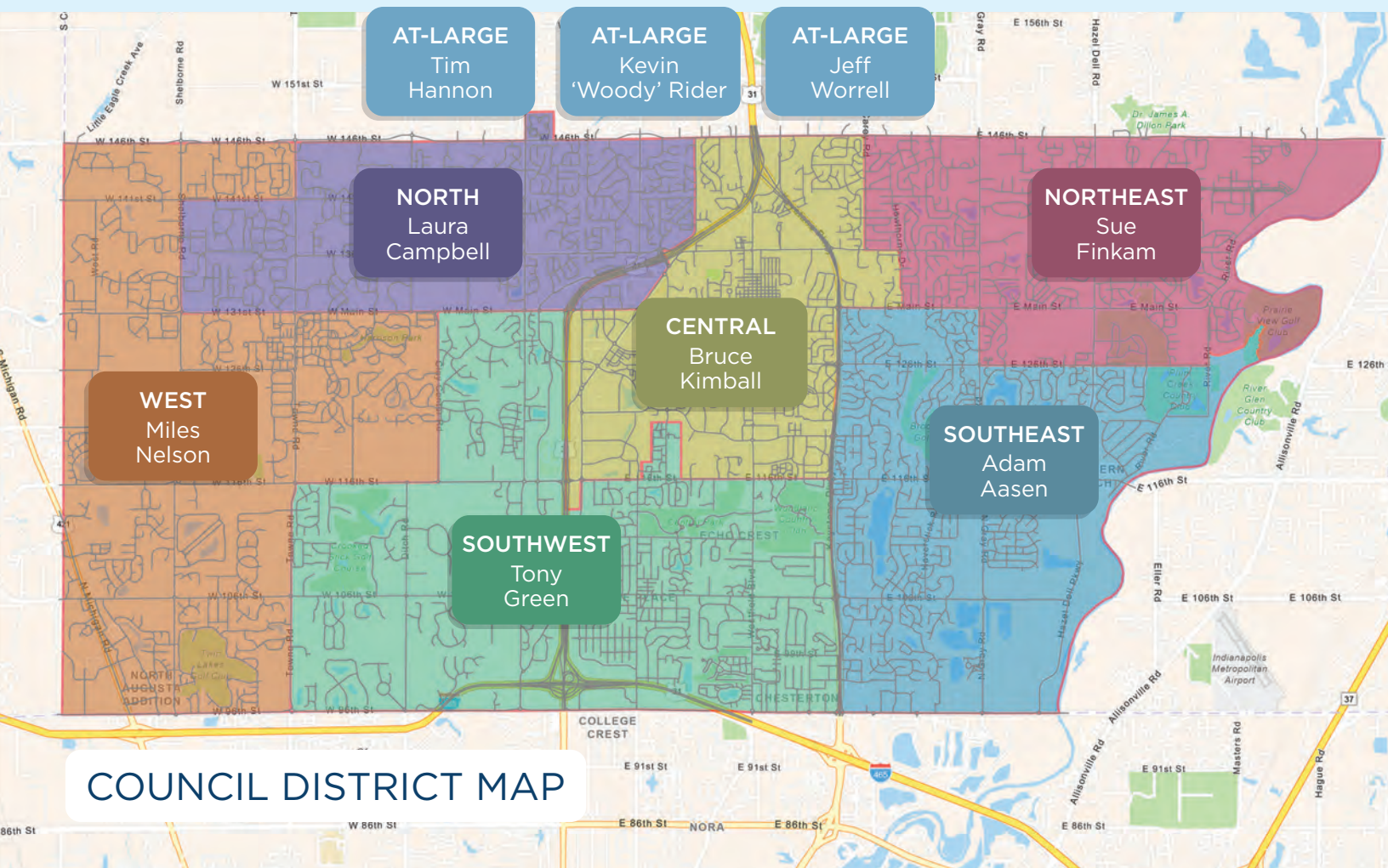
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CARMEL POLICE DEPARTMENT

Welcome new members - The Carmel Police Department is proud to welcome four new members (pictured above) to the department.

Traffic Stop Dashboard - The Carmel Police Department (CPD) launched their web-based Traffic Stop Dashboard portal in February. This portal gives citizens the opportunity to view statistics on traffic stops made by City officers as well as the number of warnings and citations written. Additionally, the dashboard enables the user to filter the traffic stop information using any combination of several categories. The addition of the Dashboard is part of CPD's ongoing effort to ensure transparency to the public.

CARMEL FIRE DEPARTMENT

COVID Updates - The Carmel Fire Department (CFD) continues to host COVID-19 information booths at various locations throughout the City to distribute hand sanitizer, disposable face masks and answer questions from the public. In January, as the first round of COVID-19 vaccines were made available, CFD members were among the many volunteers helping to administer the vaccine.



Community Assistance Program - During the 2020 holiday season, the fire department oversaw their annual Community Assistance Program. They are excited to report that 2020 was the most successful year for the program.

162 families including 367 children assisted!

Special thanks to Carmel Rotary Club, Napleton Auto, The Railyard at Midtown apartments, The Current, St. Marks and Carmel United Methodist Church staff, Goddard School at Carmel City Center and Old Town Design Group.

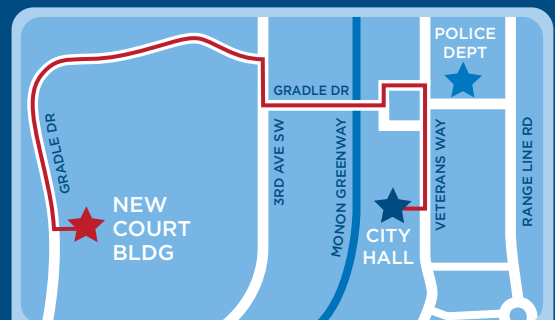


CARMEL CITY COURT HAS MOVED



The Honorable
Brian G. Poindexter

Carmel City Court relocated to its new location at the end of 2020. This location is temporary as the long-term goal is to include City Court inside the future expanded Carmel Police Department headquarters at Civic Square. The Carmel City Court is a court of limited jurisdiction, where traffic infractions, ordinance violations and criminal misdemeanor cases are heard and decided. The Honorable Brian G. Poindexter has served as the judge of Carmel City Court since January 1, 2009.



New mailing address for Court business:
**Carmel City Court • 481 Gradle Drive
Carmel, IN 46032**

FEED THE FRONTLINES

*More than 12K meals provided
to healthcare workers*

Feed the Frontlines Carmel was originally launched in April of 2020, then reinstated in late November when COVID-19 surges prompted increased hospitalizations. By the time the program began its hiatus in late January, the City's partnership with Clay Township, Carmel Rotary and 26 local restaurants resulted in more than 12,000 meals provided to frontline workers at IU Health North and Ascension St. Vincent hospitals.

"Our local restaurants were particularly grateful. The funds from Feed the Frontlines were a lifeline for them as they grappled with how to run their business while keeping themselves, their staff and customers safe. One restaurant owner shared that were it not for the program, they could not have made payroll on more than one occasion," said Manager of Environmental Initiatives & Education, Sue Maki, who helped coordinate efforts on behalf of the City.



Rose and Lois Coffee Shop

NEWS FROM CARMEL UTILITIES

Wastewater Plant Expansion Updates

The project to expand the wastewater treatment plant's capacity from 12 to 14 million gallons of wastewater per day, is nearly complete. Two new aeration tanks and a final clarifier were constructed and put online at the end of November and construction of a new return-activated sludge structure is nearly complete as well.

Home Place Drainage Improvements

The Hamilton County Surveyor's Office in conjunction with the City of Carmel launched a drainage improvement project in the Home Place area. This shared partnership was formed to help address a history of chronic poor drainage and flooding. New storm water pipes are being installed along multiple roadways in Home Place.

Solar Power

Two solar arrays were installed on City property the second half of 2020; one at the water treatment plant at 106th and Gray Road and another near the City's largest sewer lift station located off of Hazel Dell Parkway. Both arrays will help power Utilities' water and sewage treatment activities.

Electric Vehicle Chargers

The Indiana Department of Environmental Management (IDEM), as part of its VW Trust Fund Settlement, awarded \$18,000 to the City of Carmel to install two electric vehicle chargers. Carmel was one of 31 cities, within Indiana, to be awarded funding from the \$615,000 allocated to install Level 2 chargers across the state. Level 2 chargers can put 20 to 30 miles of electricity in an electric vehicle per hour. The City was awarded this competitive grant by partnering with the Carmel Redevelopment Commission, local developers Monon and Main, LLC and Novo Development Group to find locations to install the chargers and share expenses not covered by the grant. The projects will bring much-needed electric vehicle infrastructure into the community.



Wastewater treatment plant expansion nearing completion.



These solar arrays will help power water and sewage treatment activities.



Aaniyah Anderson, KJI Institute



Mayor Jim Brainard

MARTIN LUTHER KING, JR. CEREMONY HELD VIRTUALLY

This year, the annual ceremony honoring Martin Luther King, Jr. was held virtually from the stage of the Palladium. Hosted by Mayor Jim Brainard and Dee Thornton of the Mayor's Advisory Commission on Human Relations, the ceremony featured performances by:

- KJI Institute for the Arts
- Blair Clark and his daughter Erica Thompson
- Actors Theatre of Indiana
- Representatives from the Carmel Interfaith Alliance
- United Negro College Fund

CARMEL ARTS GRANTS BENEFITS 27 ORGANIZATIONS

The City of Carmel awarded 27 local organizations with \$1,266,016 in grants from the City's 2021 Arts Grant Program. This is the 18th year the City of Carmel has provided this financial support, which amounts to roughly one percent of the city budget each year. Since 2004, more than \$14.9 million has been allocated to support local arts programs.

"It is our mission as a City to invest our money wisely in order to improve the quality of life in Carmel. This is a vital part of our overall economic development strategy to attract private investments in our city, which includes new corporate employers and a talented workforce to fill local jobs. We have done this by building the framework for a community that values the arts," said Mayor Jim Brainard.

KUABA GALLERY MAKES NATIONAL NEWS

In February, at the beginning of Black History Month, The Carmel Arts & Design District's Kuaba Gallery was recognized on *MarthaStewart.com* for two of its featured artists. Work by sculptor Dominic Benhura of Zimbabwe and painter Chika Edu of Nigeria can be viewed at the Kuaba Gallery (404 W. Main Street, kuabagallery.com). Watch for a sculpture by Benhura to make an appearance in the Arts & Design District later this year!



Jayne During - Owner, Kuaba Gallery

FEINSTEIN'S AT THE HOTEL CARMICHAEL

The highly anticipated Feinstein's sophisticated dinner cabaret opens at the Hotel Carmichael in April. Guests at Feinstein's can expect to be treated to a refined food and cocktail selection in an intimate setting while enjoying world class entertainment.



CONSTRUCTION AROUND THE CITY

Sister Cities Gardens

Construction will begin soon on a new four-acre urban park that will add new water features and walking trails in the area south of City Hall extending to Carmel Drive. Not only will this bring a beautiful green space to the City's central corridor, this project will help alleviate a wide area of storm water management to address historic flooding issues.

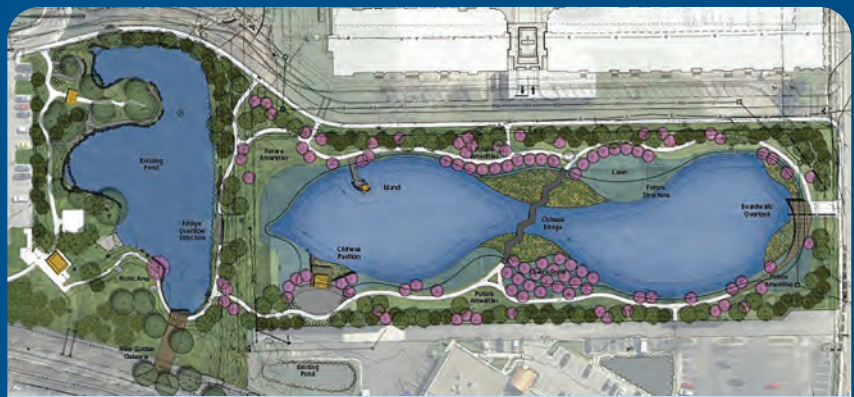
Monon Greenway and Carter Green

Improvements to the Monon Greenway will nearly double the width of the trail between Gradle Drive and City Center Drive. Updates will include new landscaping, lighting and pedestrian activation areas as well as new attractions south of the Mezz on the Monon. The existing amphitheater at Carter Green will be replaced with a stage platform for 360-degree performances during outdoor concerts.

Council Approves \$60M Bond for Road Projects.

The Carmel City Council approved \$60 million in bonds for road improvements primarily in Home Place and redevelopment areas. These include:

- Smoky Row Road between Old Meridian Street and Range Line Road
- 3rd Avenue between Main Street and City Center Drive
- 96th Street and College Avenue Roundabout
- 106th Street and College Avenue Roundabout
- 106th Street and Westfield Boulevard Roundabout
- College Avenue from 96th Street to 106th Street
- Haverstick Road between 96th Street and 99th Street
- 99th Street between Westfield Boulevard and Haverstick Road
- Home Place multi-use paths
- 3rd Avenue between City Center Drive and Carmel Drive
- AAA Way and 116th Street roundabout
- AAA Way and Carmel Drive roundabout
- Funds are also expected to cover underground relocation of some transmission lines.



Rendering for a new four-acre urban park that will add new water features and walking trails in the area south of City Hall extending to Carmel Drive.



Area at Carter Green and Monon Greenway to be improved

ECONOMIC DEVELOPMENT AND FINANCIAL NEWS

Amazing Hazel's - New grocery store offering premium gourmet products at City Center Drive and Range Line Road.

Cityscape Residential - multi-family real estate and development firm opening its doors in the new Agora building at the Proscenium at Carmel Drive and Range Line Road.

Kinetic Advantage - a newly-created automotive floorplan financing company is expanding their new headquarters in Carmel.

Lambda Chi Alpha Fraternity - relocating its corporate headquarters to the Agora building at the Proscenium this summer.

Magic Hat Barber Shop - Luxury men's grooming experience with polished and professional atmosphere to open in Carmel City Center.

Manelé Café - Hawaiian inspired café will feature a health-forward menu of salads; cold and warm bowls; espressos and smoothies to open in Carmel City Center.

317Home - Furniture restoration workshop studio to open in Carmel City Center.

Monterey Coastal Cuisine - New restaurant in the Arts & Design District featuring sushi, seafood and steaks right on the Monon Greenway and Main Street.

EXPERIENCE CARMEL!

OUTDOOR EVENTS



MEET ME ON MAIN

Second Saturdays of each month
5 – 9 p.m.



CARMEL FARMERS MARKET

Saturdays, May – September
8 – 11:30 a.m.

MOVIES AT MIDTOWN

Mondays, May – October
Saturdays, November – December
Noon, 2:30, 5 and 7:30 p.m.

MIDDAY AT MIDTOWN

Tuesdays & Thursdays, June – October
11:30 a.m. – 1 p.m.



COMING THIS SUMMER! For up-to-date information, check Carmel.IN.gov

- LATE NIGHT ON MAIN
- MUSIC ON THE MONON
- CARMEL GAZEBO CONCERT SERIES
CarmelGazeboConcerts.com



News from the City of Carmel
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ALLIED SOLUTIONS CORPORATE SPONSORSHIP

The City of Carmel announced a new partnership and three-year sponsorship agreement with Allied Solutions that will cover a variety of opportunities for participation and exposure during more than a dozen City of Carmel annual events. The \$450,000 sponsorship – paid out in \$150,000 installments each of the three years – will include several events to be held at Midtown, where Allied Solutions' national corporate headquarters is located.

FOR MORE INFO

Visit Carmel.IN.gov or call (317) 571-2401



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